

# PHA Plans

## Streamlined Annual Version 4

U.S. Department of Housing and  
Urban Development  
Office of Public and Indian  
Housing

OMB No. 2577-0226  
(exp. 08/31/2009)

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This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937 that introduced 5-year and annual PHA Plans. The full PHA plan provides a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form allows eligible PHAs to make a streamlined annual Plan submission to HUD consistent with HUD's efforts to provide regulatory relief for certain types of PHAs. Public reporting burden for this information collection is estimated to average 11.7 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

**Privacy Act Notice.** The United States Department of Housing and Urban Development, Federal Housing Administration, is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Information in PHA plans is publicly available.

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# Streamlined Annual PHA Plan

## for Fiscal Year: 2007\_\_\_\_

### PHA Name: Warren Metropolitan Housing Authority

**NOTE:** This PHA Plan template (HUD-50075-SA) is to be completed in accordance with instructions contained in previous Notices PIH 99-33 (HA), 99-51 (HA), 2000-22 (HA), 2000-36 (HA), 2000-43 (HA), 2001-4 (HA), 2001-26 (HA), 2003-7 (HA), and any related notices HUD may subsequently issue.

## Streamlined Annual PHA Plan Agency Identification

**PHA Name:** Warren Metropolitan Housing Authority

**PHA Number:** OH049

**PHA Fiscal Year Beginning:** (mm/yyyy) 01/01/2007

**PHA Programs Administered:**

☒ **Public Housing and Section 8**    
 ☐ **Section 8 Only**    
 ☐ **Public Housing Only**  
 Number of public housing units:    
 Number of S8 units:    
 Number of public housing units:  
 Number of S8 units:

☐ **PHA Consortia:** (check box if submitting a joint PHA Plan and complete table)

Participating PHAs	PHA Code	Program(s) Included in the Consortium	Programs Not in the Consortium	# of Units Each Program
Participating PHA 1:				
Participating PHA 2:				
Participating PHA 3:				

**PHA Plan Contact Information:**

Name: Joy A. Bankston

Phone: 513-695-1226

TDD:

Email (if available): wmha@go-concepts.com

**Public Access to Information**

**Information regarding any activities outlined in this plan can be obtained by contacting: (select all that apply)**

☒ PHA's main administrative office    
 ☐ PHA's development management offices

**Display Locations For PHA Plans and Supporting Documents**

The PHA Plan revised policies or program changes (including attachments) are available for public review and inspection. ☒ Yes  
☐ No.

If yes, select all that apply:

- ☒ Main administrative office of the PHA  
☐ PHA development management offices  
☐ Main administrative office of the local, county or State government  
☐ Public library ☐ PHA website ☐ Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- ☒ Main business office of the PHA ☐ PHA development management offices  
☐ Other (list below)

## **Streamlined Annual PHA Plan**

**Fiscal Year 2007**

[24 CFR Part 903.12(c)]

### **Table of Contents**

[24 CFR 903.7(r)]

Provide a table of contents for the Plan, including applicable additional requirements, and a list of supporting documents available for public inspection.

#### **A. PHA PLAN COMPONENTS**

- |   |  |      |
|---|--|------|
| <input type="checkbox"/>  | 1. Site-Based Waiting List Policies  | 4    |
| <b>903.7(b)(2) Policies on Eligibility, Selection, and Admissions</b> |  |      |
| <input checked="" type="checkbox"/>                                   | 2. Capital Improvement Needs   | 5    |
| <b>903.7(g) Statement of Capital Improvements Needed</b>              |  |      |
| <input checked="" type="checkbox"/>                                   | 3. Section 8(y) Homeownership  | 6    |
| <b>903.7(k)(1)(i) Statement of Homeownership Programs</b>             |  |      |
| <input type="checkbox"/>  | 4. Project-Based Voucher Programs  | 7    |
| <input checked="" type="checkbox"/>                                   | 5. PHA Statement of Consistency with Consolidated Plan. Complete only if PHA has changed any policies, programs, or plan components from its last Annual Plan. | 8    |
| <input checked="" type="checkbox"/>                                   | 6. Supporting Documents Available for Review   | 9-11 |

- |   |   |       |
|---|---|-------|
| ☒ | 7. Capital Fund Program and Capital Fund Program Replacement Housing Factor, Annual Statement/Performance and Evaluation Report | 14-17 |
|   | a. OH10P049501.07   |       |
| ☒ | 8. Capital Fund Program 5-Year Action Plan  | 19-21 |
| X | 9. Capital Fund Program and Capital Fund Program Replacement Housing Factor, Annual Statement/Performance and Evaluation Report | 12-27 |
|   | a. OH10P049501.06   |       |

**B. SEPARATE HARD COPY SUBMISSIONS TO LOCAL HUD FIELD OFFICE**

**Form HUD-50076, *PHA Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Streamlined Annual Plan*** identifying policies or programs the PHA has revised since submission of its last Annual Plan, and including Civil Rights certifications and assurances the changed policies were presented to the Resident Advisory Board for review and comment, approved by the PHA governing board, and made available for review and inspection at the PHA's principal office;

For PHAs Applying for Formula Capital Fund Program (CFP) Grants:

**Form HUD-50070, *Certification for a Drug-Free Workplace*;**

**Form HUD-50071, *Certification of Payments to Influence Federal Transactions*;** and

**Form SF-LLL & SF-LLLa, *Disclosure of Lobbying Activities*.**

**1. Site-Based Waiting Lists (Eligibility, Selection, Admissions Policies)**

[24 CFR Part 903.12(c), 903.7(b)(2)]

Exemptions: Section 8 only PHAs are not required to complete this component.

**A. Site-Based Waiting Lists-Previous Year**

1. Has the PHA operated one or more site-based waiting lists in the previous year? If yes, complete the following table; if not

skip to B.

No

Site-Based Waiting Lists				
Development Information: (Name, number, location)	Date Initiated	Initial mix of Racial, Ethnic or Disability Demographics	Current mix of Racial, Ethnic or Disability Demographics since Initiation of SBWL	Percent change between initial and current mix of Racial, Ethnic, or Disability demographics

2. What is the number of site based waiting list developments to which families may apply at one time?
3. How many unit offers may an applicant turn down before being removed from the site-based waiting list?
4. ☐ Yes ☐ No: Is the PHA the subject of any pending fair housing complaint by HUD or any court order or settlement agreement? If yes, describe the order, agreement or complaint and describe how use of a site-based waiting list will not violate or be inconsistent with the order, agreement or complaint below:

#### **B. Site-Based Waiting Lists – Coming Year**

If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to next component.

1. How many site-based waiting lists will the PHA operate in the coming year?
2. ☐ Yes ☐ No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?  
If yes, how many lists?

3. ☐ Yes ☐ No: May families be on more than one list simultaneously  
If yes, how many lists?

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?

- ☐ PHA main administrative office
- ☐ All PHA development management offices
- ☐ Management offices at developments with site-based waiting lists
- ☐ At the development to which they would like to apply
- ☐ Other (list below)

## **2. Capital Improvement Needs**

[24 CFR Part 903.12 (c), 903.7 (g)]

Exemptions: Section 8 only PHAs are not required to complete this component.

### **A. Capital Fund Program**

1. ☒ Yes ☐ No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete items 7 and 8 of this template (Capital Fund Program tables). If no, skip to B.
2. ☐ Yes ☒ No: Does the PHA propose to use any portion of its CFP funds to repay debt incurred to finance capital improvements? If so, the PHA must identify in its annual and 5-year capital plans the development(s) where such improvements will be made and show both how the proceeds of the financing will be used and the amount of the annual payments required to service the debt. (Note that separate HUD approval is required for such financing activities.).

### **B. HOPE VI and Public Housing Development and Replacement Activities (Non-Capital Fund)**

Applicability: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

1. ☐ Yes ☒ No: Has the PHA received a HOPE VI revitalization grant? (if no, skip to #3; if yes, provide responses to the items on the chart located on the next page, copying and completing as many times as necessary).

2. Status of HOPE VI revitalization grant(s):

HOPE VI Revitalization Grant Status
a. Development Name:
b. Development Number:
c. Status of Grant: <input type="checkbox"/> Revitalization Plan under development <input type="checkbox"/> Revitalization Plan submitted, pending approval <input type="checkbox"/> Revitalization Plan approved <input type="checkbox"/> Activities pursuant to an approved Revitalization Plan underway

3. ☐ Yes ☒ No: Does the PHA expect to apply for a HOPE VI Revitalization grant in the Plan year?  
If yes, list development name(s) below:

4. ☐ Yes ☒ No: Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year? If yes, list developments or activities below:

5. ☐ Yes ☒ No: Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement? If yes, list developments or activities below:

**3. Section 8 Tenant Based Assistance--Section 8(y) Homeownership Program**  
(if applicable) [24 CFR Part 903.12(c), 903.7(k)(1)(i)]

1. ☒ Yes ☐ No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If “No”, skip to the next component; if “yes”, complete each program description below (copy and complete questions for each program identified.)

2. Program Description:

a. Size of Program

- ☒ Yes ☐ No: Will the PHA limit the number of families participating in the Section 8 homeownership option?

If the answer to the question above was yes, what is the maximum number of participants this fiscal year? 5

b. PHA-established eligibility criteria

- ☐ Yes ☒ No: Will the PHA’s program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?

If yes, list criteria:

c. What actions will the PHA undertake to implement the program this year (list)?

1. In Homeownership policy, a change was made to separate it from the FSS program so that non-FSS families can participate.
2. Semantic change from “classes” to “counseling” for post-homeownership activity to indicate the independent effort that homebuyers must pursue for continuing compliance with the policy.

3. Capacity of the PHA to Administer a Section 8 Homeownership Program:

The PHA has demonstrated its capacity to administer the program by (select all that apply):

- ☒ Establishing a minimum homeowner downpayment requirement of at least 3 percent of purchase price and requiring that at least 1 percent of the purchase price comes from the family’s resources.
- ☒ Requiring that financing for purchase of a home under its Section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards.
- ☒ Partnering with a qualified agency or agencies to administer the program (list name(s) and years of experience below):
- ☒ Demonstrating that it has other relevant experience (list experience below):
1. Previously administered a Section 5H homeownership program with one homeowner.
  2. Long-standing relationship with credit counseling and home buying group, Lifespan.



3. Has established advisory board and meetings.

#### **4. Use of the Project-Based Voucher Program**

##### **Intent to Use Project-Based Assistance**

☐ Yes ☒ No: Does the PHA plan to “project-base” any tenant-based Section 8 vouchers in the coming year? If the answer is “no,” go to the next component. If yes, answer the following questions.

1. ☐ Yes ☐ No: Are there circumstances indicating that the project basing of the units, rather than tenant-basing of the same amount of assistance is an appropriate option? If yes, check which circumstances apply:
  - ☐ low utilization rate for vouchers due to lack of suitable rental units
  - ☐ access to neighborhoods outside of high poverty areas
  - ☐ other (describe below:)
2. Indicate the number of units and general location of units (e.g. eligible census tracts or smaller areas within eligible census tracts):

#### **5. PHA Statement of Consistency with the Consolidated Plan**

[24 CFR Part 903.15]

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary) only if the PHA has provided a certification listing program or policy changes from its last Annual Plan submission.

1. Consolidated Plan jurisdiction: (State of Ohio)
2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

- ☐ The PHA has based its statement of needs of families on its waiting lists on the needs expressed in the Consolidated Plan/s.
- ☐ The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- ☐ The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- ☒ Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)

From the approved Fiscal Year 2006 Ohio Consolidated Plan:

- i. "For homeownership, OHFA would not require homebuyers to use a recognized mortgage lender." This is consistent with WMHA Annual Plan.
- ii. "Supportive Housing activities will be limited to households at or below 35% of the area median income." Transitional housing for the homeless serves only those households who are at or below the 35% area median income.
- iii. "Under "Eligible Activities", language was added that gives preference to Down Payment Assistance activities that target households below 50% of area median income."

This is consistent with the Section 8 Homeownership Minimum Income Requirement for participation: The annual income of the adult family members who will own the home must be equal to or exceed the federal minimum hourly wage multiplied by 2,000 hours."

This total of \$10,700 is far below the 50% AMI.

- ☐ Other: (list below)

### 3. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

While WMHA is relying on the State of Ohio and Warren County for their Consolidated Plans, it should be noted that currently, after a 10-year hiatus, the Housing Advisory Committee of Warren County has reconvened. In examining the level of growth for the county that has occurred since 1998 (when the HAC last met), WMHA has been at the table to discuss issues important to its service population, a distinct minority in this county. The Regional Planning Commission has as its stated goal that affordable housing will be a priority in the county. In addition, for families requiring transitional housing, the Warren County Housing Coalition, the leader for the Continuum of Care, has established providing services for the homeless and near homeless to be a priority.

## 6. Supporting Documents Available for Review for Streamlined Annual PHA Plans

PHAs are to indicate which documents are available for public review by placing a mark in the “Applicable & On Display” column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
x	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans;</i>	5 Year and Annual Plans
x	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Streamlined Annual Plan</i>	Streamlined Annual Plans
x	<i>Certification by State or Local Official of PHA Plan Consistency with Consolidated Plan.</i>	5 Year and standard Annual Plans
x	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
x	Housing Needs Statement of the Consolidated Plan for the jurisdiction(s) in which the PHA is located and any additional backup data to support statement of housing needs for families on the PHA’s public housing and Section 8 tenant-based waiting lists.	Annual Plan: Housing Needs
x	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
x	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP] and the Site-Based Waiting List Procedure.	Annual Plan: Eligibility, Selection, and Admissions Policies
	Deconcentration Income Analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
	Any policy governing occupancy of Police Officers and Over-Income Tenants in Public Housing. <input type="checkbox"/> Check here if included in the public housing A&O Policy.	Annual Plan: Eligibility, Selection, and Admissions Policies
x	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
x	Public housing rent determination policies, including the method for setting public housing flat rents. <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
x	Schedule of flat rents offered at each public housing development. <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
x	Section 8 rent determination (payment standard) policies (if included in plan, not necessary as a supporting document) and written analysis of Section 8 payment standard policies. <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Rent Determination
x	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation).	Annual Plan: Operations and Maintenance
x	Results of latest Public Housing Assessment System (PHAS) Assessment (or other applicable assessment).	Annual Plan: Management and Operations

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
x	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
x	Any policies governing any Section 8 special housing types <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
x	Public housing grievance procedures <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
x	Section 8 informal review and hearing procedures. <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Grievance Procedures
x	The Capital Fund/Comprehensive Grant Program Annual Statement /Performance and Evaluation Report for any active grant year.	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants.	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans, or any other approved proposal for development of public housing.	Annual Plan: Capital Needs
x	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing Section 504 of the Rehabilitation Act and the Americans with Disabilities Act. See PIH Notice 99-52 (HA).	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing.	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans).	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937.	Annual Plan: Conversion of Public Housing
	Documentation for required Initial Assessment and any additional information required by HUD for Voluntary Conversion.	Annual Plan: Voluntary Conversion of Public Housing
x	Approved or submitted public housing homeownership programs/plans.	Annual Plan: Homeownership
x	Policies governing any Section 8 Homeownership program (Section __16__ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
x	Public Housing Community Service Policy/Programs <input checked="" type="checkbox"/> Check here if included in Public Housing A & O Policy	Annual Plan: Community Service & Self-Sufficiency
x	Cooperative agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies.	Annual Plan: Community Service & Self-Sufficiency
x	FSS Action Plan(s) for public housing and/or Section 8.	Annual Plan: Community Service & Self-Sufficiency
	Section 3 documentation required by 24 CFR Part 135, Subpart E for public housing.	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports for public housing.	Annual Plan: Community Service & Self-Sufficiency

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
x	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G). <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Pet Policy
x	The results of the most recent fiscal year audit of the PHA conducted under the Single Audit Act as implemented by OMB Circular A-133, the results of that audit and the PHA's response to any findings.	Annual Plan: Annual Audit
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)
	Consortium agreement(s) and for Consortium Joint PHA Plans <u>Only</u> : Certification that consortium agreement is in compliance with 24 CFR Part 943 pursuant to an opinion of counsel on file and available for inspection.	Joint Annual PHA Plan for Consortia: Agency Identification and Annual Management and Operations

## **CAPITAL FUND PROGRAM TABLES START HERE**

<b>Annual Statement/Performance and Evaluation Report</b>					
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary</b>					
PHA Name: Warren Metropolitan Housing Authority		Grant Type and Number Capital Fund Program Grant No: OH10P049501.07 Replacement Housing Factor Grant No:			Federal FY of Grant:  2007
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:    )					
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements Soft Costs				
	Management Improvements Hard Costs				
4	1410 Administration	\$29,943.00			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	\$114,850.00			
11	1465.1 Dwelling Equipment—Nonexpendable	\$121,444.00			
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	\$11,634.04			
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				

**Annual Statement/Performance and Evaluation Report****Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary**

<b>PHA Name:</b> Warren Metropolitan Housing Authority		<b>Grant Type and Number</b> Capital Fund Program Grant No: OH10P049501.07 Replacement Housing Factor Grant No:		<b>Federal FY of Grant:</b>  2007	
<input type="checkbox"/> <b>Original Annual Statement</b> <input type="checkbox"/> <b>Reserve for Disasters/ Emergencies</b> <input type="checkbox"/> <b>Revised Annual Statement (revision no:     )</b>					
<input checked="" type="checkbox"/> <b>Performance and Evaluation Report for Period Ending:</b> <input type="checkbox"/> <b>Final Performance and Evaluation Report</b>					
<b>Line No.</b>	<b>Summary by Development Account</b>	<b>Total Estimated Cost</b>		<b>Total Actual Cost</b>	
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1502 Contingency	\$21,558.96			
	Amount of Annual Grant: (sum of lines.....)	\$299,430.00			
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Section 504 compliance				
	Amount of line XX Related to Security –Soft Costs				
	Amount of Line XX related to Security-- Hard Costs				
	Amount of line XX Related to Energy Conservation Measures	\$139,943.96			
	Collateralization Expenses or Debt Service				

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHA Name: Warren Metropolitan Housing Authority		Grant Type and Number Capital Fund Program Grant No: OH10P049501.07 Replacement Housing Factor Grant No:					Federal FY of Grant: 2007		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised	Funds Obligated	Funds Expended	
OH-49	Administration		1410		\$29,943.00				
	Contingency		1502		\$21,558.96				
AMP 20 OH-49-002	Replace Refrigerators		1465		\$28,350.00				
	Replace Stoves		1465		\$18,321.00				
AMP 20 OH-49-003	Replace Refrigerators		1465		\$35,640.00				
	Replace Stoves		1465		\$25,133.00				
	Replace Tile in Occupied Units		1460		\$80,000				
AMP 30 OH-49-004	Replace Water Softener		1475		\$11,634.04				
AMP 30 OH-49-007	Re roof 25 units		1460		\$32,500.00				
	Replace Shutters		1460		\$2,350.00				
AMP 30 OH-49-10	Add Air Conditioners to 7 units		1465		\$14,000.00				



**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHA Name: Warren Metropolitan Housing Authority		<b>Grant Type and Number</b> Capital Fund Program Grant No: OH10P049501.07 Replacement Housing Factor Grant No:					Federal FY of Grant: 2007		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original		Funds Obligated	Funds	
					Revised		Expended		

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part III: Implementation Schedule**

[illegible]

PHA Name:  
HA Code:

Streamlined Annual Plan for Fiscal Year 20\_\_

## Capital Fund Program Five-Year Action Plan

### Part I: Summary

PHA Name Warren Metropolitan Housing Authority				X <b>Original 5-Year Plan</b> <input type="checkbox"/> <b>Revision No:</b>	
Development Number/Name/H A-Wide	Year 1	Work Statement for Year 2 FFY Grant: OH10P049501.08 PHA FY: 2008	Work Statement for Year 3 FFY Grant: OH10P049501.09 PHA FY: 2009	Work Statement for Year 4 FFY Grant:OH10P049501.1 0 PHA FY: 2010	Work Statement for Year 5 FFY Grant:OH10P049501.1 1 PHA FY: 2011
OH-049-002	Annual State ment	\$69,750	\$44,747	\$50,000	
OH-049-003		\$162,750	44,000		
OH-049-004					\$56,191.44
OH-049-007		\$65,659		\$30,000	
OH-049-009			\$130,000	\$54,367	\$191,736.60
OH-049-10				\$25,000	
Total CFP Funds (Est.)		298,159.00	218,747.00	159,367.00	247,928.04
Total Replacement Housing Factor Funds					

PHA Name:  
HA Code:

Streamlined Annual Plan for Fiscal Year 20\_\_

## Capital Fund Program Five-Year Action Plan

### Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year : <u>2</u> FFY Grant: 2008 PHA FY: 2008			Activities for Year: <u>3</u> FFY Grant: 2009 PHA FY: 2009		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
	OH-049-002	Replace Windows	\$69,750	OH-049-002	Replace stove/refrig	\$44,747
	OH-049-003	Re-roof units	\$57,750	OH-049-003	Replace exterior doors	\$44,000
	OH-049-003	Replace siding	\$105,000	OH-049-007	Window Replacment	\$130,000
	OH-049-007	Replace Furnaces	\$36,409			
	OH-049-007	Re-roof units	\$29,250			
		Total	298,159.00		Total	218,747.00

PHA Name:  
HA Code:

Streamlined Annual Plan for Fiscal Year 20\_\_

## Capital Fund Program Five-Year Action Plan

### Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year : <u>4</u> FFY Grant: 2010 PHA FY: 2010			Activities for Year: <u>5</u> FFY Grant: 2011 PHA FY: 2011		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
	OH-049-002	Replace Water Heaters	\$50,000	OH-049-004	Install tub surrounds	\$44,414.40
	OH-049-007	Landscaping	\$30,000	OH-049-004	Install privacy fence	\$4430.40
	OH-049-009	Replace Refrig	\$29,367	OH-049-004	Culture Center	\$7,346.64
	OH-049-009	Roofing	\$25,000	OH-049-009	Tile Replacement	\$191,736.60
	OH-049-010	Roofing	\$25,000			
		Total	159,367.00		Total	247,928.04

## 12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Warren Metropolitan Housing Authority		Grant Type and Number Capital Fund Program Grant No: OH10P049501.06 Replacement Housing Factor Grant No:			Federal FY of Grant: 2006
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no:6 ) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: September 2006 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations		\$55,076.00		
3	1408 Management Improvements		\$ 0		
4	1410 Administration	\$29,943	\$29,943		
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$10,501	\$ 0		
8	1440 Site Acquisition				
9	1450 Site Improvement	\$43,262	\$41,162		
10	1460 Dwelling Structures	\$28,146	\$26,426		
11	1465.1 Dwelling Equipment—Nonexpendable	\$148,854	\$126,279		
12	1470 Nondwelling Structure	\$38,724	\$54,968		
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$ 299,430	\$ 333,854		
22	Amount of line 21 Related to LBP Activities	\$ 0	\$ 0		
23	Amount of line 21 Related to Section 504 compliance	\$ 22,000	\$ 0		
24	Amount of line 21 Related to Security – Soft Costs	\$ 18,000	\$18,000		
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures	\$148,854	\$		

## **12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report**

### **Annual Statement/Performance and Evaluation Report**

### **Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**

#### **Part II: Supporting Pages**

PHA Name: Warren Metropolitan Housing Authority		Grant Type and Number Capital Fund Program Grant No: OH10P049501.06 Replacement Housing Factor Grant No:				Federal FY of Grant: 2006		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
OH-049	Operations	1406		\$55,076				
	Management Improvements	1408		\$ 0				
	Administration	1410		\$29,943				
AMP 20 OH-049-002	Parking Drain Repair	1450	1	\$8,367				Not started
	Replace Shutters	1460	35 x 6	\$6,146				Not started
AMP 20 OH-049-003	Security lighting (6 posts)	1450	6	\$18,000				Not started & pending approval
	Drive 907 Main	1450	1	\$9,275				Not started & pending approval
	Roofing/gutters	1460	1	\$7,620				Not started
	Install Furnace/Air conditioning for elderly units Cost is actual based on preliminary study.	1465.1	40	\$126,279				Added to cover shortage on cost from CF 2006
OH-049-007	Install Playground	1475	1	\$38,724	\$54,968			Not started & pending approval
	Electrical box	1460	1		\$6,330			Moved from CFP 2003
OH-049-009	Ground Improvements	1450	1		\$2,760			Moved from CFP 2003
			Total	\$ 299,430	\$324,764			

### **13. Capital Fund Program Five-Year Action Plan**

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)</b> <b>Part III: Implementation Schedule</b>							
PHA Name: Warren Metropolitan Housing Authority			<b>Grant Type and Number</b> Capital Fund Program No: OH10P049501.06 Replacement Housing Factor No:				<b>Federal FY of Grant: 2006</b>
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
OH049-All	03/31/06	07/18/08					Had to resubmit 2005 Annual and Five Year Plan for approval..
OH049-002	03/31/06	07/18/08					
OH049-003	03/31/06	07/18/08					
OH049-004	03/31/06	07/18/08					
OH049-007	03/31/06	07/18/08					
OH049-009	03/31/06	07/18/08					



## 12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

Capital Fund Program Five-Year Action Plan					
Part I: Summary					
PHA Name Warren Metropolitan Housing Auth				<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 2007 PHA FY: 2007	Work Statement for Year 3 FFY Grant: 2008 PHA FY: 2008	Work Statement for Year 4 FFY Grant: 2009 PHA FY: 2009	Work Statement for Year 5 FFY Grant: 2010 PHA FY: 2010
<b>OH-049-002</b>	Annual Statement	\$64,278	\$69,750	\$44,747	\$50,000
OH-049-003		\$134,367	\$162,750		
OH-049-004				\$44,000	
OH-049-007		\$49,274	\$65,659		\$30,000
OH-049-009		\$34,848		\$130,000	\$54,367
OH049-10					\$25,000
CFP Funds Listed for 5-year planning		\$282,767	\$298,159	\$218,747	\$159,367
Replacement Housing Factor Funds					

## **12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report**

<b>Capital Fund Program Five-Year Action Plan</b>						
<b>Part II: Supporting Pages—Work Activities</b>						
Activities for Year 1	Activities for Year : <u>2</u> FFY Grant: 2007 PHA FY: 2007			Activities for Year: <u>3</u> FFY Grant: 208 PHA FY: 2008		
	<b>Development Name/Number</b>	<b>Major Work Categories</b>	<b>Estimated Cost</b>	<b>Development Name/Number</b>	<b>Major Work Categories</b>	<b>Estimated Cost</b>
<b>See</b>	<i>OH-049-002</i>	<i>Vinyl Siding</i>	\$64,278	<i>OH-049-002</i>	<i>Replace Windows</i>	\$69,750
<b>Annual</b>	<i>OH-049-002</i>	<i>Replace Refrig.</i>	\$29,367	OH-049-003 (44)	<i>Re-roof 34 units</i>	\$57,750
					Replace siding	\$105,000
					Re-roof all units	\$29,250
<b>Statement</b>	<i>OH-049-003</i>	<i>Replace Siding</i>	\$105,000	<b>OH-049-003</b>	Replace furnaces	\$36,409
	<i>OH-049-003</i>					
	<i>OH-049-004</i>	Replace Refrig.	\$16,690	OH-049-007 (26)		
	<i>OH-049-004</i>	Replace front entry/shed door	\$32,584	OH-049-007		
	OH-049-007	Re-roof units @ Mary Lane	\$34,848	OH-049-009		
	OH049-009					
	OH049-010					
	OH049 Administrative building					
			\$282,767		Total CFP Estimated Cost	\$298,159

## **12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report**

<b>Capital Fund Program Five-Year Action Plan</b> <b>Part II: Supporting Pages—Work Activities</b>					
Activities for Year : <u>4</u> FFY Grant: 2009 PHA FY: 2009			Activities for Year: <u>5</u> FFY Grant: 2010 PHA FY: 2010		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
<b><i>OH-049-002</i></b>	<b><i>Replace stove/refrig</i></b>	\$44,747	<b><i>OH-049-002</i></b>	<b><i>Replace water heaters</i></b>	\$50,000
OH-049-003	<b><i>Replace exterior doors/add windows</i></b>	\$44,000	OH-049-004		
<b><i>OH-049-003</i></b>			<b><i>OH-049-007</i></b>	<b><i>Landscaping</i></b>	\$30,000
OH-049-007	Window replacement	\$130,000	OH-049-009	<b><i>Replace Refrig.</i></b>	\$29,367
OH-049-007			OH-049-09	Roofing	\$25,000
			OH-049-010	Roofing	\$25,000
		\$214,747			\$159,367

## **12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report**

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>					
<b>PHA Name:</b> Warren Metropolitan Housing Authority		<b>Grant Type and Number</b> Capital Fund Program Grant No: OH10P049501.05 Replacement Housing Factor Grant No:			<b>Federal FY of Grant: 2005</b>
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: )					
<input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations		\$67,700		
3	1408 Management Improvements		\$ 0		
4	1410 Administration	\$ 33,850	\$33,850		
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$29,175	\$29,175		
8	1440 Site Acquisition				
9	1450 Site Improvement	\$160,507	\$92,807	\$115,250	\$115,250
10	1460 Dwelling Structures	\$114,972	\$114,972	\$2,881	\$2,881
11	1465.1 Dwelling Equipment—Nonexpendable	-----0-----	---0---		
12	1470 Nondwelling Structures	-----0-----	--- 0 ---		
13	1475 Nondwelling Equipment	-----0-----	-----0-----		
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$338,504	\$338,504		
22	Amount of line 21 Related to LBP Activities	4,500	4,500		
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs	-----0-----	10,000		
25	Amount of Line 21 Related to Security – Hard Costs	-----0-----	13,000		
26	Amount of line 21 Related to Energy Conservation Measures	\$69,600	\$164,731		

## **12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report**

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)</b> <b>Part II: Supporting Pages</b>								
PHA Name: Warren Metropolitan Housing Authority			<b>Grant Type and Number</b> Capital Fund Program Grant No: OH10P049501.05 Replacement Housing Factor Grant No:			Federal FY of Grant: 2005		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
OH-049	Operations	1406		\$ 0	\$67,700			
	Management Improvements	1408		\$ 0	\$ 0			
	Administration	1410		\$ 33,850	\$ 33,850		\$13,260	A& E costs for 2004 CFP paid 6/2006
ALL	Energy Audit. Necessary to measure energy loss before heating/cooling improvements made	1450	7	0	\$10,000			Added Not started
AMP 20 OH-049-002	Security system for AMP 20 manager's office with annual service charge AMP office not secured. Development has high crime.	1470	1	0	5,000			Added Not started
	Security camera system with annual service contract Development has high crime and destruction of property.	1475	1	0	8,000			Added Not started
AMP 20 OH-049-003	Top/Cut Trees 70-80 foot high trees and maintenance does not have equipment or training to cut trees of this height – photos can be provided if requested.	1450	36	\$22,500	\$22,500			Not started & pending approval
	421 Ander. (LBP) maintenance	1460	1	\$4,500	\$4,500			Not started & pending approval

## **12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report**

### **Annual Statement/Performance and Evaluation Report**

### **Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**

#### **Part II: Supporting Pages**

PHA Name: Warren Metropolitan Housing Authority		<b>Grant Type and Number</b> Capital Fund Program Grant No: OH10P049501.05 Replacement Housing Factor Grant No:				Federal FY of Grant: 2005		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	421 Anderson Railing for safety concern	1460	1	\$2,881	0			Deleted as costs were funged from 04CF
AMP 30 OH-049-004	Replace Hall Doors	1450	34	\$3,143	\$3,143			Not started & pending approval
	Resurface parking lot Work paid for from 2004 CF.	1450	1	\$115,250	0			Deleted Completed with 2004 CFP. Actual Cost.
	Install Furnace/Air conditioning for elderly units Cost is actual based on preliminary study.	1450	40	0	\$27,431			Added to cover shortage on cost from CF 2006
OH-049-007	Replace Windows (larger windows that failed UPCS inspection to be replaced with Energy Star compliant ones – over 100)	1460	174	\$69,600	\$69,600			Not started & pending approval
OH-049-009 M.L.	Repair Drainage Ditch	1450	1	\$22,757	\$22,757			Not started & Pending approval
OH-049-009 R.C.	Replace Shingles	1460	7 duplexes	\$34,848	\$34,848			Not started & pending approval
Total Estimated Cost	All Developments			\$338,504	\$338,504			Not started & pending approval

## 8. Capital Fund Program Five-Year Action Plan

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: Warren Metropolitan Housing Authority		Grant Type and Number Capital Fund Program No: OH10P049501.05 Replacement Housing Factor No:				Federal FY of Grant: 2005	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
OH049-All	03/31/06	09/30/-6		09/30/06			Had to resubmit 2005 Annual and Five Year Plan for approval..
OH049-002	03/31/06	09/30/-6		09/30/06			
OH049-003	03/31/06	09/30/-6		09/30/06			
OH049-004	03/31/06	09/30/-6		09/30/06			
OH049-007	03/31/06	09/30/-6		09/30/06			
OH049-009	03/31/06	09/30/-6		09/30/06			